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# Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, MAY 9, 2017 AT 10:00 AM  
COUNCIL CHAMBERS, 2<sup>nd</sup> Floor, City Hall

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Numerical Order  
According to Ward

**NO. A-8279 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT # O2017-1020**

**Common Address:** 2053-87 North Milwaukee, 2101-17 N Maplewood Ave; 2535-49 W Charleston

**Applicant:** Alderman Joe Moreno

**Change Request:** B3-1 Community Shopping District to RS1 Residential Single Unit (Detached House) District

**NO. A-8280 (2<sup>ND</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT # O2017-1021**

**Common Address:** 1076-82 N Milwaukee Ave

**Applicant:** Alderman Brian Hopkins

**Change Request:** RS3 Residential Single-Unit (Detached House) District to a T Transportation District

**NO. A-8282 (13<sup>TH</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT # O2017-1023**

**Common Address:** 6333-S9 W 55<sup>th</sup> Street

**Applicant:** Alderman Marty Quinn

**Change Request:** B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

**NO. A-8283 (13<sup>TH</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT # O2017-1024**

**Common Address:** 5535-37 S Narragansett Ave

**Applicant:** Alderman Marty Quinn

**Change Request:** B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

**NO. A-8284 (13<sup>TH</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT # O2017-1025**

**Common Address:** 5045-S9 W 63<sup>rd</sup> Street

**Applicant:** Alderman Marty Quinn

**Change Request:** B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

**NO. A-8285 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT # O2017-1026**

**Common Address:** 2549-51 W Maypole Ave

**Applicant:** Alderman Walter Burnett

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8286 (29<sup>th</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT # O2017-1027**

**Common Address:** 5601-09 W Madison Street; 2-14 South Central Ave

**Applicant:** Alderman Christopher Tallafiero

**Change Request:** C1-3 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

**NO. 19143-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1928**

**Common Address:** 2124 N Bingham Street

**Applicant:** Bingham Trust

**Owner:** Bingham Trust

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** To change Type 1 plans and to build a new three story, three dwelling unit residential building; 2 car garage; no commercial space; height 32'6"

**NO. 19154 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2174**

**Common Address:** 1914 W Crystal Street

**Applicant:** 1914 W Crystal LLC

**Owner:** 1914 W Crystal LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-S Multi Unit District

**Purpose:** The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing (non-conforming) three-story (with basement), six-unit Residential building. Part of the rehabilitation plan calls for the location and establishment of two (2) additional dwelling units in the basement - for a total of eight (8) dwelling units, within the existing building. All of the proposed rehabilitation work will be wholly within the interior of the existing building. No physical expansion of the existing three-story building is intended or required. The existing building is masonry in construction and measures approximately 38 feet-0 inches in height. No off-street parking is required or proposed.

**NO. 19164-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2197**

Common Address: 2020-2022 W Division St

Applicant: Timothy Glascott

Owner: Timothy Glascott

Attorney: Andrew Scott

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The applicant proposes to redevelop the second and third floors of the existing building which will increase the unit count from six to eight dwelling units. There are no parking spaces on site. No changes are proposed to the first floor commercial space (i.e., approximately 3,499.20 square feet). The height of the building shall remain unchanged at approximately 32 feet. The property is on a "pedestrian street" and is within 2,640 feet of a CTA rail station entrance. As a result no additional parking spaces are proposed.

**NO. 19172-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2219**

Common Address: 1811 N California Ave

Applicant: Igor Petrushchak

Owner: Sustainable LLC

Attorney: Dean Maragos

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: There will be 4 residential dwelling units, 4 parking spaces, height of 38 feet 1 inch and minimum plot per dwelling unit of 1,180 sq.ft. with a garage and roof deck

**NO. 19151-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2170**

Common Address: 1900 W North Ave

Applicant: Wolcott North LLC

Owner: Wolcott North LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is proposing to convert the existing mixed-use building from one (1) retail unit and two (2) dwelling units above, to one (1) retail unit and four (4) dwelling units above. The footprint of the existing building will remain without change. The existing building height of 40 feet 2 inches will remain without change. The subject property is a transit served location and therefore no onsite parking will be provided pursuant to the Transit Oriented Development Ordinance. The subject property is located within 750 feet of the Damen Blue Line Station.

**NO. 19152-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2172**

Common Address: 1634 N Milwaukee Ave

Applicant: 1634 N Milwaukee Condominium Association

Owner: 1634 N Milwaukee Condominium Association

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to bring the existing three-story (non-conforming) mixed-use building into compliance under the current Zoning Ordinance. The existing three-story (with basement and one-story rear addition) building, contains approximately 2,400 square feet of commercial/retail space - at grade level, and two (2) dwelling units - above (one on each the 2<sup>nd</sup> and 3<sup>rd</sup> Floors). The existing building is masonry in construction, with a one-story frame rear-addition, and measures approximately 39 feet-0 inches in height. No physical expansion of the existing building is intended. Moreover, no off-street parking is required or proposed.

**NO. 19153-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2173**

Common Address: 1644 N Damen Ave

Applicant: Don Deal LLC

Owner: Don Deal LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new two-story commercial/retail building, at the subject property. The existing two-and-half-story (non-conforming) mixed-use building will be razed. The new proposed building will contain approximately 4,000 square feet of commercial/retail space between the 1<sup>st</sup> and 2<sup>nd</sup> Floors (2,000 square feet per floor). The new proposed building will be masonry and glass in construction and measure 30 feet-0 inches in height. No off-street parking is required or proposed for the new building.

**NO. 19177-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2226**

Common Address: 2214 N Clybourn Ave

Applicant: Near Loop Lofts LLC

Owner: Near Loop Lofts LLC

Attorney: Gary Wigoda

Change Request: M1-2 Limited Manufacturing/ Business Park District to B1-2 Neighborhood Shopping District

Purpose: To allow use as a non-required accessory parking lot for the property located at 2212 N Clybourn

**NO. 19135-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1920**

Common Address: 500 West 32<sup>nd</sup> Street

Applicant: Catherine Ricobene

Owner: Catherine Ricobene

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be used as 6 residential dwelling units with approximately 1,900 square feet of ground floor commercial space. The property will continue to provide 3 parking spaces, no increase to the existing height of the building is proposed. The ground floor commercial space will be used as a restaurant. **NO.**

**19161-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2192**

Common Address: 600 W 26<sup>th</sup> Street

Applicant: Joanna Wawro and Suzanne Wolcott

Owner: LGroup LLC Series A

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Fiat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District

Purpose: the applicant seeks to open a restaurant in an existing 1 story building with a height of 11 feet, and 2 parking spaces

**19170-T1 (15<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2214**

Common Address: 4508-18 5 McDowell Ave

Applicant: Jose Olivos

Owner: Jose Olivos

Attorney: Gordon & Pikarski

Change Request: M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle related Commercial District

Purpose: the applicant will maintain the existing tavern and parking. Applicant will improve the tavern with an outdoor patio at grade level and seek a public palce of amusement license

**NO. 19138-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1923**

Common Address: 1630-34 W Cermak Road

Applicant: LD Real Estate

Owner: LD Real Estate

Attorney: Thomas S Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: 1630 West Cermak Road the existing 4 story 4 dwelling unit building 35'10 ½ " In height with 3 parking spaces to remain, no changes to allow the division of the lot and make 2 zoning lots, 1632-34 W Cermak Road to build a 3 story 3 dwelling unit building 38' in height and 3 parking spaces

**NO. 19148 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2162**

Common Address: 933-943 W Washington; 11-25 N Morgan; 22-42 N Sangamon

Applicant: Haymarket Apartments Joint Venture LP

Owner: McDermott Center - d/b/a Haymarket Center

Attorney: DLA Piper

Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-use District to the DX-5 Downtown Mixed Use-District, then to a Residential-Business Planned Development to allow the construction of two 15-story mixed-use residential and commercial buildings containing an overall FAR of 6.5. up to 358 dwelling units, 13,700 square feet of ground floor commercial space. 259 accessory spaces, and accessory and incidental uses

**NO. 19163 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2196**

Common Address: S60 W Cullerton Street

Applicant: Stephen Stults

Owner: Stephen Stults

Attorney: Stephen Stults

Change Request: C1-2 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

Purpose: To allow the building to be used as a residence with no commercial space with no on-site parking; the building height will remain unchanged at 17.5 feet

**NO. 19155 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2175**

Common Address: 3219 W McLean Ave

Applicant: Sonny and Aracely Montijo

Owner: Sonny and Aracely Montijo

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.S Residential Multi-Unit District

Purpose: The Applicants are seeking a zoning change in order to bring the existing non-conforming two-story (with basement), three (3) dwelling-unit, all residential building into compliance under the current Zoning Ordinance. No physical changes or alterations to the existing building, are intended or required. The existing building measures approximately 35 feet-0 inches in height and is masonry in construction

**NO. 19136 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1921**

Common Address: 1229-33 W Lake St

Applicant: Montauk Chicago Realities, Inc

Owner: Montauk Chicago Realities, Inc

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to DX-3 Downtown Mixed Use District

Purpose: The applicant proposes to redevelop and reuse the existing two story commercial building for approx. 4,100 square feet of ground floor retail space and 4,100 sq.ft. of second floor office space, no automobile parking spaces, no loading berth, and a building height to remain at 39 feet 11 inches



**NO. 19141-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1926**

Common Address: 719-21 N Elizabeth Street

Applicant: Jimmy Lopez

Owner: Jimmy Lopez

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: To demolish the existing building and build a new 4 story, S dwelling unit residential building; S parking spaces; no commercial space; height: 43 ft 4 inches

**NO. 19147 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2160**

Common Address: 1326-1372 W Walton St; 933-945 N Noble St

Applicant: Marquette Land Advisors LLC

Owner: The Polish Roman Catholic Union of America

Attorney: DLA Piper

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: the construction of a new 5 story residential building containing an overall FAR of 3.0 up to 160 dwelling units, 111 accessory parking spaces and accessory and incidental uses

**NO. 19149 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2166**

Common Address: 312-328 N Carpenter Street; 1033-1043 W Carroll Ave

Applicant: MC ASB 312 Carpenter LLC

Owner: MC ASB 312 Carpenter LLC

Attorney: DLA Piper

Change Request: M2-3 Light Industry District and C1-3 Neighborhood Commercial District to DX-3 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DX-3 Downtown Mixed-Use District then to a Business Planned Development to permit the construction of a 7-story commercial building with a minimum of 30 parking spaces. The building will contain ground floor retail uses with office space above, together with accessory and incidental uses. The Applicant will seek a parking reduction for transit-served locations. The Property is under 1,320 feet from the Morgan Street CTA station entrance.

**NO. 19150 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2168**

Common Address: 158-184 N Ada Street/ 1353-1367 W Lake St

Applicant: MP 158-174 Ada, LLC

Owner: 158 N Ada, LLC and 172 N Ada LLC

Attorney: DLA Piper

Change Request: C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Residential-Business Planned Development to permit the construction of an approximately 10-story residential building containing approximately 263 dwelling units and approximately 101 parking spaces with ground floor commercial and retail uses, accessory parking and accessory and incidental uses.

**NO. 19159-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2188**

Common Address: 1156-60 W Ohio

Applicant: Keneth Bratko

Owner: See application for list of owners

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to rezone the vacant lot in order to build a 4 story, 8 residential dwelling unit building 50 feet in height with 8 parking spaces and no commercial space

**NO. 19176-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2224**

Common Address: 1201-1235 W Harrison; 600-610 S Racine Ave

Applicant: National Republic Investors LLC

Owner: National Republic Investors LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning map amendment in order to permit the location and establishment of administrative offices at the subject property. The proposed office use will occupy the existing three-story office building. The footprint of the existing building will remain without change. The existing 48 foot building height will remain without change. Fifty-six (56) onsite surface parking spaces will also remain. One (1) Loading Berth will be provided

**NO. 19139 (30<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1924**

Common Address: 3201-3233 N Cicero Ave

Applicant: Chicago Tabernacle of the Assemblies of God

Owner: Chicago Tabernacle of the Assemblies of God

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District and C2-1 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District and then to an Institutional Planned Development

Purpose: The Applicant is seeking to establish an Institutional Business Residential Planned Development in order to permit a building addition to expand its sanctuary and prayer area, establish a community center, establish accessory medical service and limited retail uses at grade, and maintain twenty-two (22) residential dwelling units. The height of the proposed building addition will be 80 feet 6 inches above grade. Forty-three (43) off-street parking spaces will be provided onsite.

**NO. 19142 (31<sup>st</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1927**

Common Address: 4835 W Eddy St

Applicant: Leydis A Lejarde and Edwin Diaz

Owner: Leydis A Lejarde and Edwin Diaz

Attorney: Law Office of Mark Kuplec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow an additional dwelling unit within the existing residential building (basement) for a total of 3 dwelling units within the existing 2 car garage; no commercial space; existing two story with a basement, existing height – no change proposed (within max of 38 feet)

**NO. 19167 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2211**

Common Address: 3015-3017 N Southport Ave

Applicant: SB Six Corners LLC

Owner: SB Six Corners LLC

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning the property will consist of a five story residential building that will be 54' in height and contain 7 dwelling units 14 parking spaces will be provided

**NO. 19168 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2212**

Common Address: 1352-1356 W Wellington

Applicant: SB Six Corners LLC

Owner: SB Six Corners LLC

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning, the building will have 4 stories and will be 46'6" in height. The first floor will contain 6,376 sq. ft. of commercial space; the second floor will contain 7,326 sq. ft. of retail space; the third and fourth floors will have a total of 7 dwelling units combined. 7 parking spaces will be provided.

**NO. 19174-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2221**

Common Address: 2501-2503 N Talman

Applicant: Logan Talman LLC

Owner: Logan Talman LLC

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.S Residential Multi-Unit District

Purpose: The applicant is requesting a zoning amendment to divide the zoning lot into two zoning lots each 25 x 125.92. Existing residential building to remain at 2503 N Talman which contains 4 residential dwelling units and the rear building will be deconverted into a single family residence and to construct a single family home at the property located at 2501 North Talman Avenue.

**NO. 19162 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2194**

Common Address: 2950-2956 W Nelson St.

Applicant: Terance Lee

Owner: Terence Lee, Gregory Schrek, Debra Ann Schrek, and Roseann Skoniecke

Attorney: Dean Maragos

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.S Residential Multi-Unit District

Purpose: The proposed use of the property lots 10,11 and 12 will be a conforming residential 3 story 6 unit building, 6 parking spaces, 41 feet in height

**NO. 19175-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2222**

Common Address: 4701-07 N Albany Ave; 3048-S8 W Leland Ave

Applicant: 4701 N Albany LLC

Owner: 4701 N Albany LLC

Attorney: William D Nagel

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District

Purpose: The property will remain residential and contain 22 units. The buildings current height is 35 feet and will be unchanged, s the 3 additional units are being added within the buildings existing structure. There will be no commercial space on the property

**NO. 19144 (36<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1929**

Common Address: 2817-27 N Natoma Ave

Applicant: Zitella Management LLC

Owner: City of Chicago

Attorney: Law Office of Mark Kupiec & Associates

Change Request: C1-1 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story residential building with 18 dwelling units; 18 parking spaces; no commercial space; height: within a max of 38 feet

**NO. 19145-T1 (37<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1930**

Common Address: 5235 W Bloomingdale Ave

Applicant: Victor Jimenez

Owner: Victor Jimenez

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: 2 dwelling units in the existing basement of a 2 story 4 dwelling unit building 27 feet in height for a total of 6 dwelling units and 2 parking spaces

**NO. 19156-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2177**

Common Address: 6141 N Pulaski Road

Applicant: Peterson Park Health Care Realty, LLC

Owner: Peterson Park Health Care Realty, LLC

Attorney: Meltzer, Purtill & Stelle LLC

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: 52,580 sq.ft. two story nursing home with 32 existing exterior parking spaces at grade, and a building height of 19'2" as measured to the bottom of the roof joist

**NO. 19140 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1925**

Common Address: 6048 N Fairfield Ave

Applicant: JVA IL LLC

Owner: JVA IL LLC

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: after rezoning, the property will have four dwelling units and four parking spaces. The building will be 35'10 1/2 " in height. There will be no alterations to the size of the existing three story building

**NO. 19160-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2190**

Common Address: 5078-82 N Lincoln Ave

Applicant: Kenmore Estates LLC

Owner: Kenmore Estates LLC

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: Applicant seeks to construct a 4 story 8 dwelling unit building 46 feet 11 inches in height with 2 commercial ground floor units 2,670 sq.ft. and 9 parking spaces

**NO. 19173 (41<sup>st</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2220**

Common Address: 8535 W Higgins Road

Applicant: Glenstar O'Hare LLC

Owner: Host Hotels & Resorts, LP Chesapeake Hotel Limited Partnership

Attorney: John George

Change Request: Business Planned Development No. 44 to B3-2 Community Shopping District, then B3-2 Community Shopping District to Business Planned Development No. 44 as amended

Purpose: To develop Sub-Area B-1 with a 7-story 90 foot tall apartment building containing 300 dwelling units and 333 on site parking spaces and to develop Sub-Area B-2 as a future Phase II development with an office building and related uses with a maximum height of 190 feet and accessory parking. Sub-Area A will remain unchanged by this amendment,

**NO. 19165 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2209**

Common Address: 2316-2318 N Clark St

Applicant: Pheidias Inc. Deli Boutique Wine and Spirits

Owner: 2316-18 N Clark LLC

Attorney: Mark Burkland

Change Request: B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: to authorize liquor sales as a principal use at 2318 N Clark St.

**NO. 19171 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2216**

Common Address: 3S15-49 N Clark St; 1001-29 W Addison St; 3S46-S8 N Sheffield Ave

Applicant: 102S W Addison St Apartments Owner LLC

Owner: 102S W Addison St Apartments Owner LLC

Attorney: John George

Change Request: Residential Business Planned Development No 1164 to Residential Business Planned Development No 1164, as amended

Purpose: A mixed use building consisting of 8 stories at its highest level of 93 feet contain 148 dwelling units 169,000 sq.ft. of commercial space and up to 493 on site parking spaces

**NO. 19146 (46<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2156**

Common Address: 943-957 W Wilson and 4545-4557 N Sheridan Road

Applicant: CRG Acquisition LLC

Owner: Coe Real Estate Properties

Attorney: DLA Piper

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District to the B3-5 Community Shopping District, then to a Residential-Business Planned Development to allow the construction of a new 12-story mixed-use residential and commercial building containing an overall FAR of 5.0, up to 150 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

**NO. 19137 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1922**

Common Address: 4654-58 N Damen Ave

Applicant: Blaz Soldo

Owner: Blaz and Anda Soldo

Attorney: Rolando Acosta

Change Request: R53 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: Existing three-story building with 17 residential units on the ground and upper floors and commercial uses on the ground floor with no parking or loading to remain. Additional commercial uses to be established in the existing ground floor commercial space.

**NO. 19158-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2185**

Common Address: 2245 -49 W Lawrence Ave

Applicant: 2247 W Lawrence LLC

Owner: 2247 W Lawrence LLC

Attorney: Michael Ezgur

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property includes 7,345 square feet of land, and is currently a vacant commercial building. The Applicant proposes to construct a new four-story building consisting of 24 residential dwelling units, approximately 2,244 square feet of basement level commercial space, six automobile parking spaces, 20 bicycle parking spaces and no loading berth. The height of the building will be 48 feet 2 inches.



**NO. 19157 (48<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2183**

Common Address: 5438-58 N Sheridan Road

Applicant: Greystar GP II LLC

Owner: Please see application for list of owners

Attorney: Joe Gattuso

Change Request: Residential Planned Development No. 1056 to Residential Planned Development No. 1056, as amended

Purpose: a 16 story, 174 dwelling unit age restricted (55 and over) building with some ground floor, convenience type retail use on the subject property

**NO. 19166 (48<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2210**

Common Address: 6145-49 N Broadway

Applicant: City Pads LLC

Owner: 6147 Broadway Properties LLC

Attorney: Rolando Acosta

Change Request: B1-3 Neighborhood Shopping District to Residential Business Planned Development

Purpose: The Applicant proposes to construct a new six-story, mixed-use building, with a height of 78 feet 6 inches, consisting of approximately 4,100 square feet of ground floor commercial space, 105 residential dwelling units, 45 automobile parking spaces, 105 bicycle parking spaces and one loading berth.

**NO. 19169-T1 (48<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2213**

Common Address: 5961-5697 N Ridge Ave

Applicant: 5961 Ridge Acquisition LLC

Owner: 5961 Ridge Acquisition LLC

Attorney: Amy Degnan

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District

Purpose: approximately 19,315 sq.ft. including 3,417 sq.ft. of commercial space. The building will be approximately 48' in height with 9 residential units and 9 parking spaces